

Document #4689

11/21/85

Doc. # 4688

MEMORANDUM

NOVEMBER 21, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 29 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	9	1	3	1
Major new housing or rehabilitation	2			1
Residential (building expansions, subdivisions, etc.)	3			1
Parking; gas stations; repair garages; auto uses		1		
Industrial; chemical storage				
Institutional	1			
Commercial; office; business	5			
Hotels; restaurants				
Signs	1			

We recommend approval of nine residential conversions:

- Z-8087. 59 Joyce Kilmer Road, West Roxbury. Legalize two-family dwelling; dormer-garage additions.
- Z-8072. 20 Pine Street, Boston. Conversion to five apartments.
- Z-8065. 59 Gates Street, South Boston. Conversion to four apartments.
- Z-8066. 8 Tremlett Street, Dorchester. Legalize five apartments.
- Z-8086. 86-88 Stoughton Street, Dorchester. Four-family occupancy existing at time of purchase.
- Z-8094. 46 Leicester Street, Brighton. Conversion to two-family dwelling.

- Z-8095. 1122 Commonwealth Avenue, Allston. Conversion to nine apartments.
- Z-8096. 252 Bunker Hill Street, Charlestown. Legalize two-family dwelling.
- Z-8126. 42-50 Lewis Street, Boston. Conversion to fifteen apartments.

We recommend approval of two new housing rehabilitation referrals:

- Z-8073- 21-39 Morton Street, Jamaica Plain. Nine townhouse 32-unit
8081. condominium development.
- Z-8233 and 82-102 Huntington Avenue, 345-357 Columbus Avenue,
8236-8238. 96-130 Dartmouth Street, 1-9 Yarmouth Place, 15-27 Yarmouth
Street, Boston. Tent City development.

We recommend approval of three residential building expansions, subdivision referrals:

- Z-8067. 55 Elm Street, Charlestown. Rear additions to three apartment structure.
- Z-8091. 63 Chestnut Hill Avenue, Brighton. Second-floor family room addition.
- Z-8174. 42R Emmet Street, Hyde Park. Two-car garage.

We recommend approval of one institutional referral:

- Z-8117: 230-250 Longwood Avenue, Boston. Five-story addition to laboratory-office structure.

We recommend approval of five commercial office, business referrals:

- Z-8070. 104-106 Meridian Street, East Boston. Second-floor addition to manufacturing structure.
- Z-8071. 2038 Dorchester Avenue, Dorchester. One-story addition to law office.
- Z-8090. 1140 Dorchester Avenue, Dorchester. Construction of office, storage, assembly, garage structure.
- Z-8198. 1230-1236 Massachusetts Avenue, Dorchester. Mezzanine addition to plumber training center.
- Z-8097. 655 Summer Street, South Boston. Three-story office building.

We recommend approval of one sign referral:

- Z-8083. 147 Milk Street, Boston. Two logo banners.

We recommend denial of two referrals:

- Z-8082. 124 North Washington Street, Boston. Inadequate plan for on-site parking.
- Z-8068. 578 Adams Street, Dorchester. Conversion to four apartments, density-parking concerns.

We recommend denial without prejudice of three referrals:

- Z-8088. 248-250 Corey Road, Allston. Density-traffic concerns to be resolved.
- Z-8092. 180 West Eighth Street, South Boston. Retail store contrary to revitalization of residential neighborhood.
- Z-8163-
8164. 109-111 Everett Street, East Boston. Petitioner must address neighborhood concerns.

We recommend deferral of three referrals:

- Z-8093. 18-20 East Springfield, Street. Off-street parking concern.
- Z-8225. 662-664 Massachusetts Avenue, Boston. Plans must be reviewed with Authority and neighborhood associations.
- Z-8098. 441 Shawmut Avenue, Boston. Plans must be reviewed with Authority and neighborhood associations.

BOARD OF APPEAL REFERRALS

November 21, 1985

	<u>Hearing</u>	
1. Z-8065	11/26/85	James P. RePass 59 Gates Street, South Boston
2. Z-8066	11/26/85	Karl Purvis 8 Tremlett Street, Dorchester
3. Z-8067	11/26/85	John G. Swomley 55 Elm Street, Charlestown
4. Z-8068	11/26/85	Edward J. Duffy 578 Adams Street, Dorchester
5. Z-8070	11/26/85	Gaetano & Clothilda Vitale 104-106 Meridian Street East Boston
6. Z-8071	11/26/85	Anne Drysdale, Trustee 2038 Dorchester Avenue, Dorchester
7. Z-8072	11/26/85	William A. Harris, Trustee 20 Pine Street, Boston
8. Z-8073-8081	12/3/85	Washingtonian Realty Trust 21A-390 Morton Street, Jamaica Plain
9. Z-8082	11/26/85	124 North Washington Associates 124 North Washington Street Boston
10. Z-8083	11/26/85	Harvard Community Health Plan, Inc. 147 Milk Street, Boston
11. Z-8086	11/26/85	Rogelio F. Alfonso 86-88 Stoughton Street, Dorchester
12. Z-8087	12/3/85	Loreto & Donna Leone 59 Joyce Kilmer Road, West Roxbury
13. Z-8088	12/3/85	Rose Perrotta 248-250 Corey Road, Allston
14. Z-8090	12/3/85	Centry Realty Trust 1140 Dorchester Avenue, Dorchester
15. Z-8091	12/3/85	John F. Reen 63 Chestnut Hill Avenue, Brighton
16. Z-8092	12/3/85	Lucian Zaharian 180 West Eighth Street, South Boston
17. Z-8093	11/26/85	Walter Ferme 18-20 East Springfield Street, Boston
18. Z-8094	12/3/85	Yana Rosenberg 46 Leicester Street, Brighton
19. Z-8095	12/3/85	Espirit Trust 1122 Commonwealth Avenue, Allston
20. Z-8096	12/3/85	Matthew Hobbs 242 Bunker Hill Street, Charlestown

BOARD OF APPEAL

November 21, 1985

		<u>Hearing</u>	
21.	Z-8097	12/3/85	Pappas Development Company, Inc. 655 Summer Street, South Boston
22.	Z-8098	12/3/85	Allan Haigh 441 Shawmut Avenue, Boston
23.	Z-8117	11/26/85	President & Fellows of Harvard College 230-250 Longwood Avenue, Boston
24.	Z-8126	11/26/85	Dale Robertson 42-50 Lewis Street, Boston
25.	Z-8163-8164	11/26/85	Paul Franklin 376r Sumner Street & 109-111 Everett Street, East Boston
26.	Z-8174	11/26/85	David P. Dahlstrom 42r Emmet Street, Hyde Park
27.	Z-8198	11/26/85	1240 Mass Ave Building Corporation 1230-1236 Massachusetts Avenue Dorchester
28.	Z-8225-8226	12/3/85	G & M Associates 662-664 Massachusetts Avenue, Boston
29.	Z-8233 & 8236-8238	11/26/85	Tent City Corporation 82-102 Huntington Avenue, 345-357 Columbus Avenue, 96-130 Dartmouth Street, 1-9 Yarmouth Place and 15-27 Yarmouth Street, Boston

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JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/26/85 Z-8065
James P. Repass
59 Gate Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8065, James P. RePass,
59 Gates Street, South Boston, for forbidden use
and three variances for change of occupancy from
three- to four-family dwelling in an apartment
(H-1-50) district, the Boston Redevelopment Authority
recommends approval provided plans for basement
apartment with particular attention to windows
and ventilation be submitted to the Authority
for design review approval. Proposal is compatible
with residential area and has support of direct
abutter. Use violation is technical. Additional
lot area and open space cannot be provided because
of site location in block.

Z-8065

59 GATES ST. SOUTH BOSTON



Board of Appeal Referrals

11/21/85

Hearing: 11/26/85 Z-8066
Karl Purvis
8 Tremlett Street
Dorchester

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from four to five apartments.

Violation(s): Multifamily dwelling is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-8066, Karl Purvis,
8 Tremlett Street, Dorchester, for forbidden use
and variance for change of occupancy from four
to five apartments in a residential (R-.5) district,
the Boston Redevelopment Authority recommends
approval with the following proviso: that property
be adequately maintained at all times. Occupancy
has existed for many years.

Z-8066

8 TREMLETT ST.

DORCHESTER



Board of Appeal Referrals

11/21/85

Hearing: 11/26/85

Z-8067
John G. Swomley
55 Elm Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect two additions to three-unit apartment structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8067, John G. Swomley, 55 Elm Street, Charlestown, for variances to erect two additions to three-unit apartment structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided petitioner reviews plans with direct abutter and neighbors and subsequently submits them to the Authority for design review approval. Rear third-floor additions will provide needed family space.

Z-8067

55 ELM ST.

CHARLESTOWN



Board of Appeal Referrals

11/21/85

Hearing: 11/26/85

Z-8068
Edward J. Duffy
578 Adams Street
Dorchester

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Change in nonconforming use.

Four-family dwelling is forbidden use.

Insufficient lot area, width, frontage, and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8068, Edward J. Duffy, 578 Adams Street, Dorchester, for change in nonconforming use, forbidden use and five variances for change of occupancy from three- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed basement conversion is inconsistent with predominant two- and three-family residential neighborhood. Neighborhood opposition; concerns are density and parking. Inspectional Services Department stop work order is currently outstanding.

Z-8088

578 ADAMS ST.

DORCHESTER



Board of Appeal Referrals

11/21/85

Hearing: 11/26/85

Z-8070

Gaetano & Clothilda Vitale
104-106 Meridian Street
East Boston

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from grocery store to manufacturing of stamps and accessory offices; erect one-story rear addition.

Violation(s): Manufacturing of stamps is forbidden use.

Excessive floor area ratio.

Insufficient off-street parking.

VOTED: In reference to petition Z-8070, Gaetano & Clothilda Vitale, 104-106 Meridian Street, East Boston, for forbidden use for change of occupancy from grocery store to manufacturing of stamps and accessory offices and erect one-story addition in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Logan Stamp Company, manufacturer of rubber stamps, has been located at site in this immediate commercial area for several years. Addition of second floor primarily for accessory office space and computer equipment will not increase number of employees. Floor area violation minimal.

Z-8070 104-106 MERIDIAN ST. EAST BOSTON



Board of Appeal Referrals

11/21/85

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Hearing: 11/26/85 Z-8071
Anne Drysdale, Trustee
2038 Dorchester Avenue
Dorchester

Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story addition to one-family and office structure.

Violation(s): Office is forbidden use.

VOTED: In reference to petition Z-8071, Anne Drysdale, Trustee, 2038 Dorchester Avenue, Dorchester, for forbidden use to erect one-story addition to one-family and office structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Rear first-floor conference room addition to law office has support of three direct abutters.



Z-8071

2038 DORCHESTER AVE. DORCHESTER

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Board of Appeal Referrals

11/21/85

Hearing: 11/26/85 Z-8072
William A. Harris, Trustee
20 Pine Street
Boston

Site: Three-story structure

District(s): General business (B-4)

Purpose: Change occupancy from three to five apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-8072, William A. Harris, Trustee, 20 Pine Street, Boston, for forbidden use and variance for change of occupancy from three to five apartments in a general business (B-4) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Five-apartment occupancy is consistent with that of adjacent dwelling and residential area proposed after dismantling of MBTA Orange Line. Vacant building has undergone substantial structural alterations. Rehabilitation and conversion will improve this street and provide an increase in housing in this area.



Z-8072 20 PINE ST. BOSTON

Hearing: 12/3/85 Z-8073-8081
Washingtonian Realty Trust
21A-390 Morton Street
Jamaica Plain

Site: 94,392 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect six three-unit, one six-unit, two four-unit
townhouse structures.

Violation(s): Off-street parking not allowed within required
front yard nor within five feet of side lot line.

Insufficient side and rear yards.

VOTED: In reference to petition Z-8073-8081, Washingtonian Realty Trust, 21A-390 Morton Street, Jamaica Plain, for thirteen variances to erect six three-unit, one six-unit, two four-unit townhouse structures in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans with particular attention to drainage, parking, circulation and access, and to landscaping particularly to mitigate visual impact are submitted to the Authority for design review approval. Site is adjacent to former Washingtonian Hospital which will be rehabilitated for 28 residential units. Townhouse condominium development will tend to reverse area deterioration and encourage neighborhood revitalization. Proposal supports the City's priority for creating new housing. Developer has met with community which indicates support. Fifty-three off-street parking spaces will be provided.

Z-8073-8081 21-39 MORTON ST. JAMAICA PLAIN

The map shows a residential neighborhood in Jamaica Plain, Massachusetts. Key features include:

- Streets:** Anson Street, St. Mark Street, St. Mark Street Ext., St. Ann Street, Morton Street, Forest Avenue, Washington Street, Hyde Park Avenue, Tower Hill, Woodlawn, Weld Hill, Orchard Hill, and Orchard Avenue.
- Public Transportation:** MTA Hill Station, located near Morton Street and Forest Avenue.
- Landmarks:** West Roxbury Courthouse, located near Morton Street and Forest Avenue.
- Other Features:** Various residential lots, parking areas, and a small park area near the Hill Station.

The map is labeled with 'Z-8073-8081' and '21-39 MORTON ST. JAMAICA PLAIN'.

Board of Appeal Referrals

11/21/85

Hearing: 11/26/85 Z-8082
124 North Washington Associates
124 North Washington Street
Boston

Site: Six-story structure

District(s): Manufacturing (M-4)

Purpose: Change private and public parking lot for fourteen cars to accessory private parking for eight cars.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-8082, 124 North Washington Street Associates, 124 North Washington Street, Boston, for conditional use to change private and public parking for fourteen cars to accessory private parking for eight cars in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends denial. Authority has no objection per se to on-site parking but strongly opposes the inadequate plan which indicates the eight cars to be accommodated on the ground level of the building in three bays which would be left open to Medford Street; a ninety-foot curb cut is proposed along Medford Street which is the full width of the opening in the first-floor building wall. The extensive curb cut and the treatment of the Medford Street building wall are unacceptable.



Z-8082

124 NORTH WASHINGTON ST. BOSTON

Board of Appeal Referrals

11/21/85

Hearing: 11/26/85 Z-8083
Harvard Community Health Plan, Inc.
147 Milk Street
Boston

Site: Ten-story structure

District(s): General business (B-10)

Purpose: Erect two logo banners above entrance doors of
medical clinic and office structure.

Violation(s): Excessive height of sign.

VOTED: In reference to petition Z-8083, Harvard Community Health Plan, Inc., 147 Milk Street, Boston, for conditional use to erect two logo banners above entrance doors of medical clinic-office structure in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Red nylon flag banners with petitioner's shield logo to be centered over entrances to building would replace existing flags located approximately five feet higher above grade.



Z-8083

147 MILK ST. BOSTON

Board of Appeal Referrals

11/21/85

Hearing: 11/26/85 Z-8086
Rogerio F. Alfonso
86-88 Stoughton Street
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from lodging house to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-8086, Rogerio F. Alfonso, 86-88 Stoughton Street, Dorchester, for conditional use and variance for change of legal occupancy from lodging house to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Four-family occupancy existing when purchased by petitioner four years ago.



Z-8086 86-88 STOUGHTON ST. DORCHESTER

Board of Appeal Referrals

11/21/85

Hearing: 12/3/85 Z-8087
Loreto & Donna Leone
59 Joyce Kilmer Road
West Roxbury

Site: 2½-story structure

District(s): Single-family (S-.5)

Purpose: Legalize occupancy as two-family dwelling; erect two dormer additions and two-story garage-living room structure.

Violation(s): Extension of nonconforming use.
Insufficient side and rear yards.

VOTED: In reference to petition Z-8087, Loreto & Donna Leone, 59 Joyce Kilmer Road, West Roxbury, for extension of nonconforming use and two variances to legalize occupancy for two-family dwelling and erect two dormer additions and two-story garage-living room structure in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. No record of legal occupancy. Two-family dwelling has existed a minimum of five years. Side dormer additions will not increase existing side yard deficiencies. Rear yard abuts railroad right of way; garage-living room addition will create minimal violation of eight feet. Petitioner has written support of six neighbors.



Z-8087

59 JOYCE KILMER RD.

WEST ROXBURY

Board of Appeal Referrals

11/21/85

Hearing: 12/3/85 Z-8088
Rose Perrotta
248-250 Corey Road
Allston

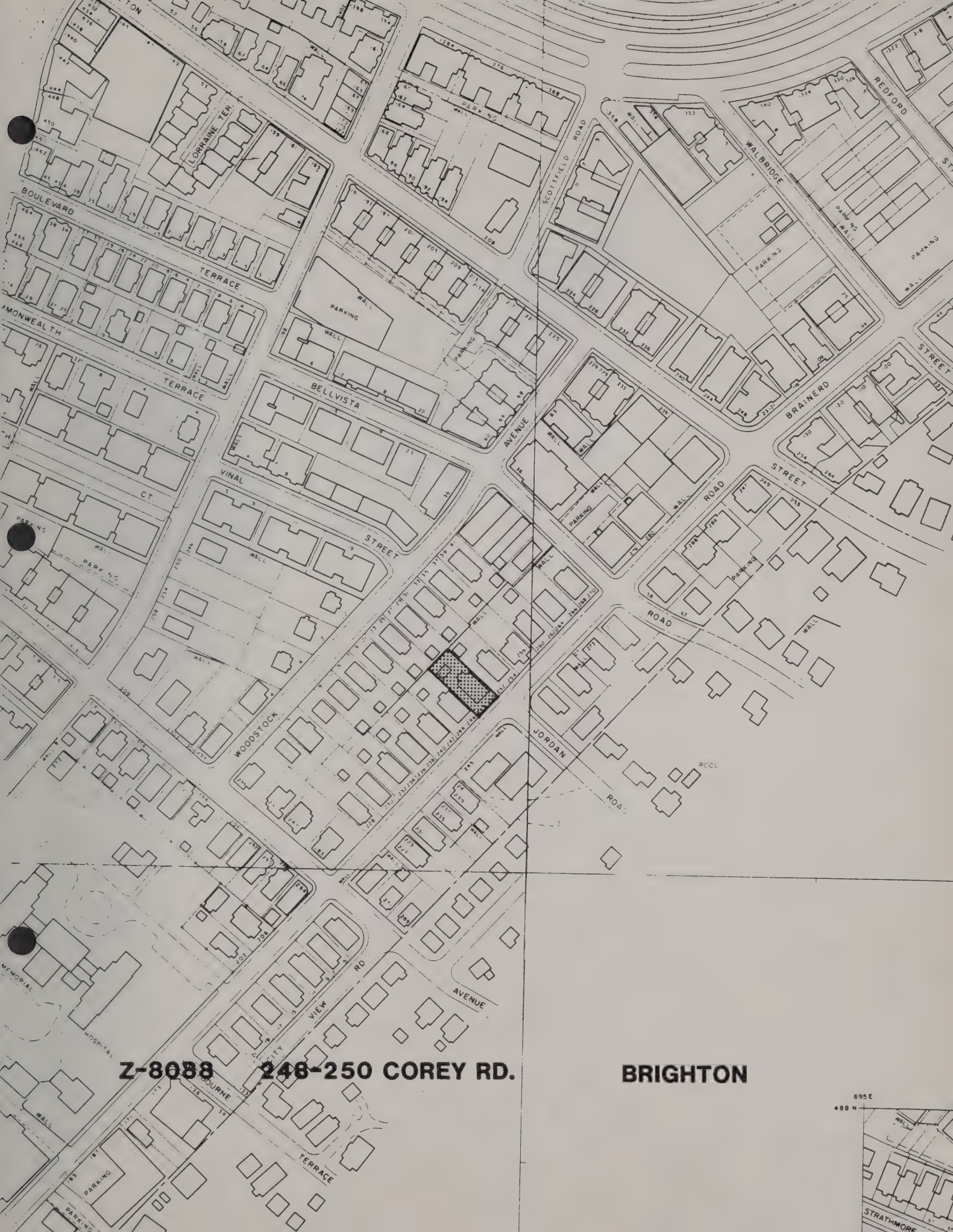
Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-8088, Rose Perrotta, 248-250 Corey Road, Allston, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Increasing density in this area has been a concern for several years due to insufficient off-street parking for existing residences, narrow streets and traffic increase especially from neighboring Brookline. The Allston/Brighton Interim Planning Overlay District Advisory Committee will soon initiate a study of these concerns. Occupancy increases in Allston/Brighton should be abated until the study is completed and policy established.



Z-8088 248-250 COREY RD.

BRIGHTON

695 E
489 N

Board of Appeal Referrals

11/21/85

Hearing: 12/3/85

Z-8090

Centry Realty Trust
1140 Dorchester Avenue
Dorchester

Site: Approximately 10,000 square feet of land

District(s): Local business (L-1)

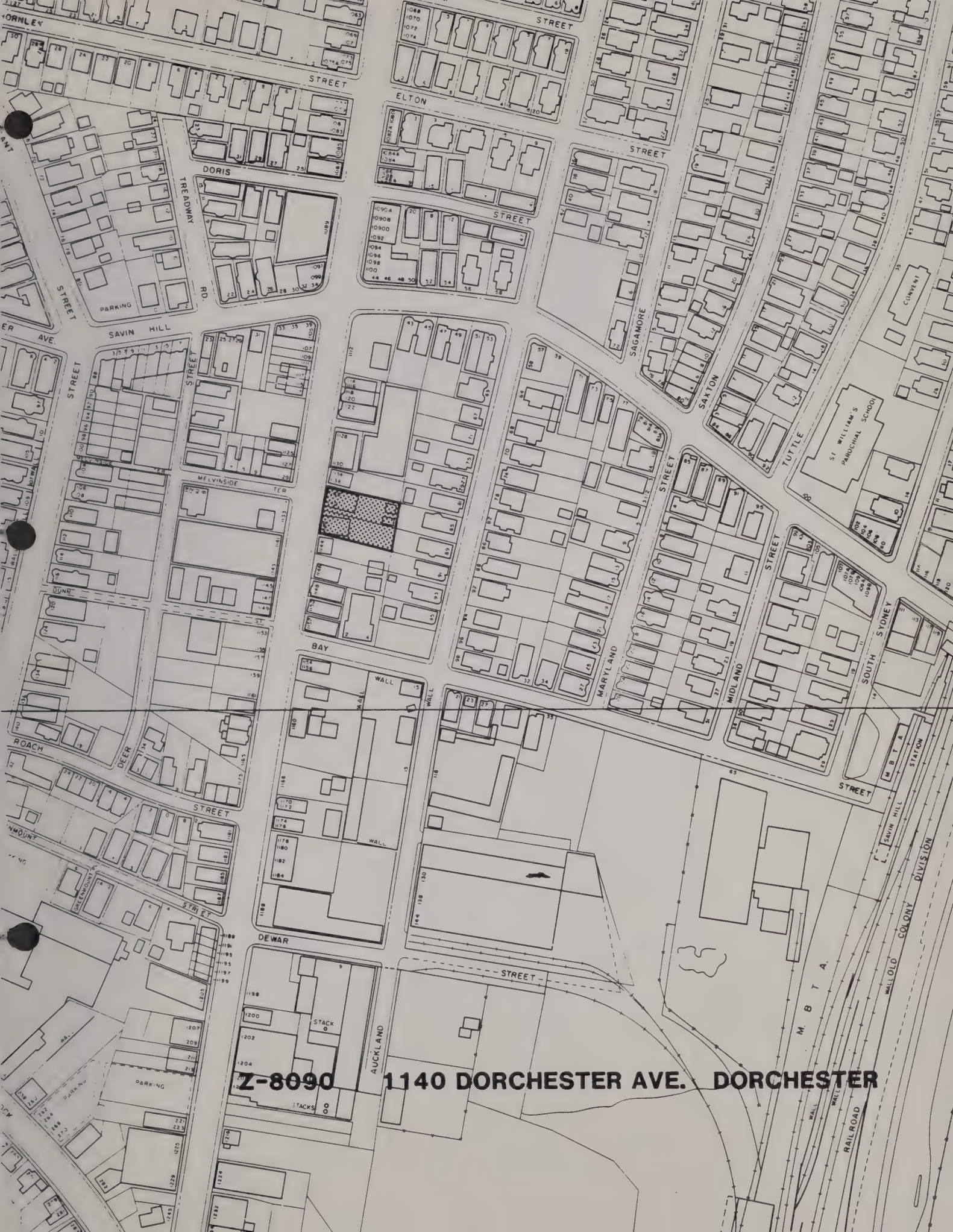
Purpose: Combine lots; erect two-story office, storage assembly, and garage structure.

Violation(s): Office of wholesale, jobbing, or distributing house is forbidden use.

Outdoor storage is forbidden use.

Insufficient front and rear yards.

VOTED: In reference to petition Z-8090, Centry Realty Trust, 1140 Dorchester Avenue, Dorchester, for two forbidden uses and two variances to erect two-story office, storage assembly, and garage structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that plans inclusive of landscaping be submitted to the Authority for design review approval; that assembly operation be performed inside building to reduce noise level; that buffer landscaping be provided along rear lot line. Lots have been used approximately twelve years for storage of fencing materials and accessory office in conjunction with appellant's business presently located across the street. Entire operation would now be located on one site.



Z-8090

1140 DORCHESTER AVE. DORCHESTER

Board of Appeal Referrals

11/21/85

Hearing: 12/3/85 Z-8091
John F. Reen
63 Chestnut Hill Avenue
Brighton

Site: 2½-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family and funeral home structure.

Violation(s): At variance with previous Board of Appeal decision.
Insufficient side yard.

VOTED: In reference to petition Z-8091, John F. Reen, 63 Chestnut Hill Avenue, Brighton, for two variances to erect one-story addition to a one-family and funeral home structure in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Second-floor family-room addition. Side yard violation existing and technical. Direct abutter supports proposal.



Z-8091

63 CHESTNUT HILL AVE. BRIGHTON

Hearing: 12/3/85 Z-8092
Lucian Zaharian
180 West Eighth Street
South Boston

Site: Three-story vacant structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two apartments and retail store.

Violation(s): Retail store is forbidden use.

VOTED: In reference to petition Z-8092, Lucian Zaharian, 180 West Eighth Street, South Boston, for forbidden use to legalize occupancy for two apartments and retail store in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Authority has no objections to residential occupancy. Retail store is contrary to revitalization of residential neighborhood. There are two playgrounds, one on either side of this building, and a school near the site. Neighbors are very concerned with an increase in loitering and noise that would accompany a retail store and are opposed to retail use in this neighborhood.

SOUTH BOSTON

Board of Appeal Referrals

11/21/85

Hearing: 11/26/85 Z-8093
Walter Ferme
18-20 East Springfield Street
Boston

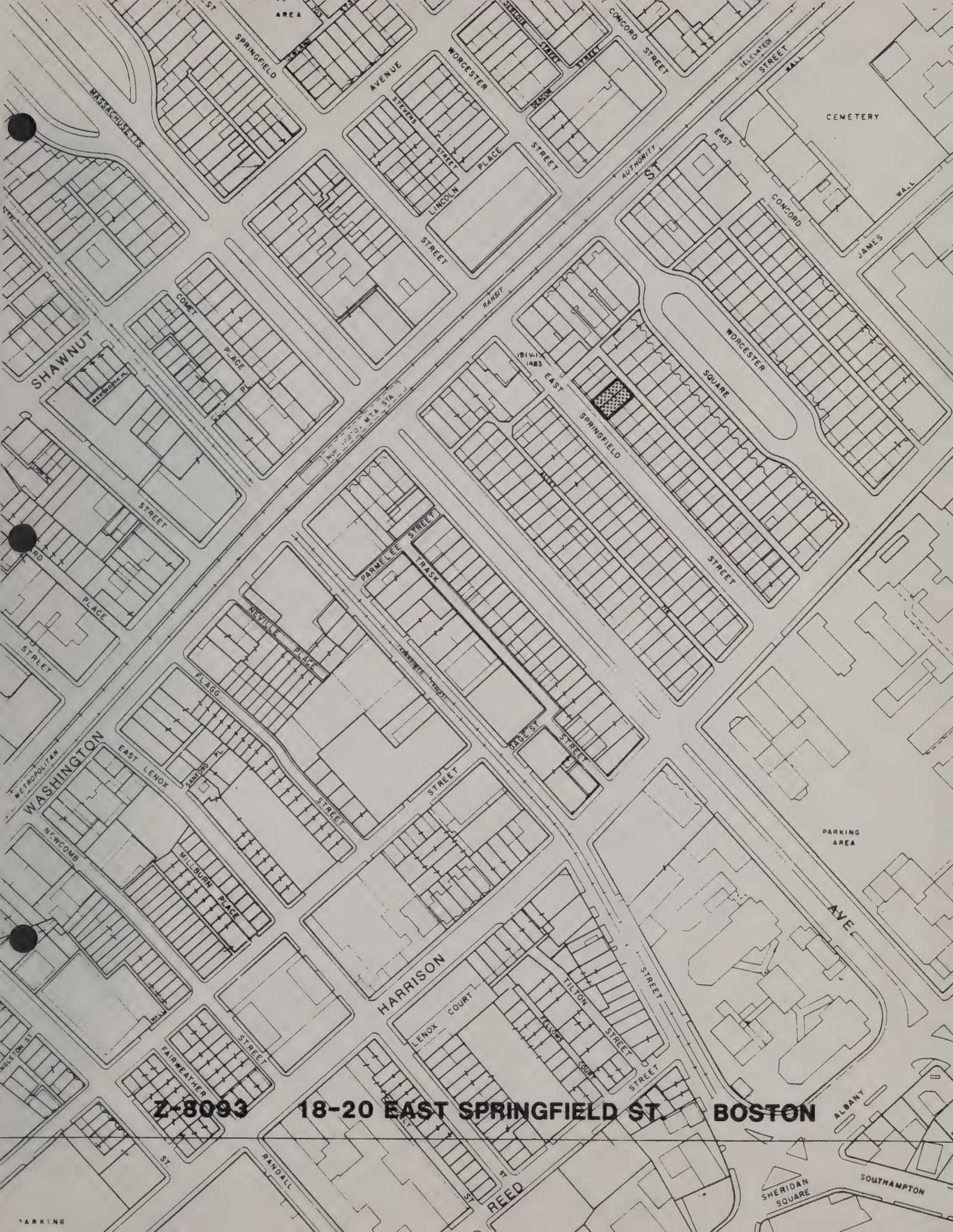
Site: 2,940 square feet of land

District(s): Apartment (H-2)

Purpose: Erect five-story twelve-unit apartment structure.

Violation(s): Excessive floor area ratio.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-8093, Walter Ferme, 18-20 East Springfield Street, Boston, for three variances to erect five-story twelve-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral of hearing. The City's priority is to encourage the development of new housing, particularly affordable housing. This proposal for twelve condominiums will increase the housing supply. We are very concerned about the density issues it raises in terms of lack of supporting parking. Individual proposals have cumulative long-term effects on density and must be reviewed within the context. The developer must meet with the Authority staff to address a compromise between the proposed density and the provision of parking.



2-8093

18-20 EAST SPRINGFIELD ST. BOSTON

Board of Appeal Referrals

11/21/85

Hearing: 12/3/85

Z-8094
Yana Rosenberg
46 Leicester Street
Brighton

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

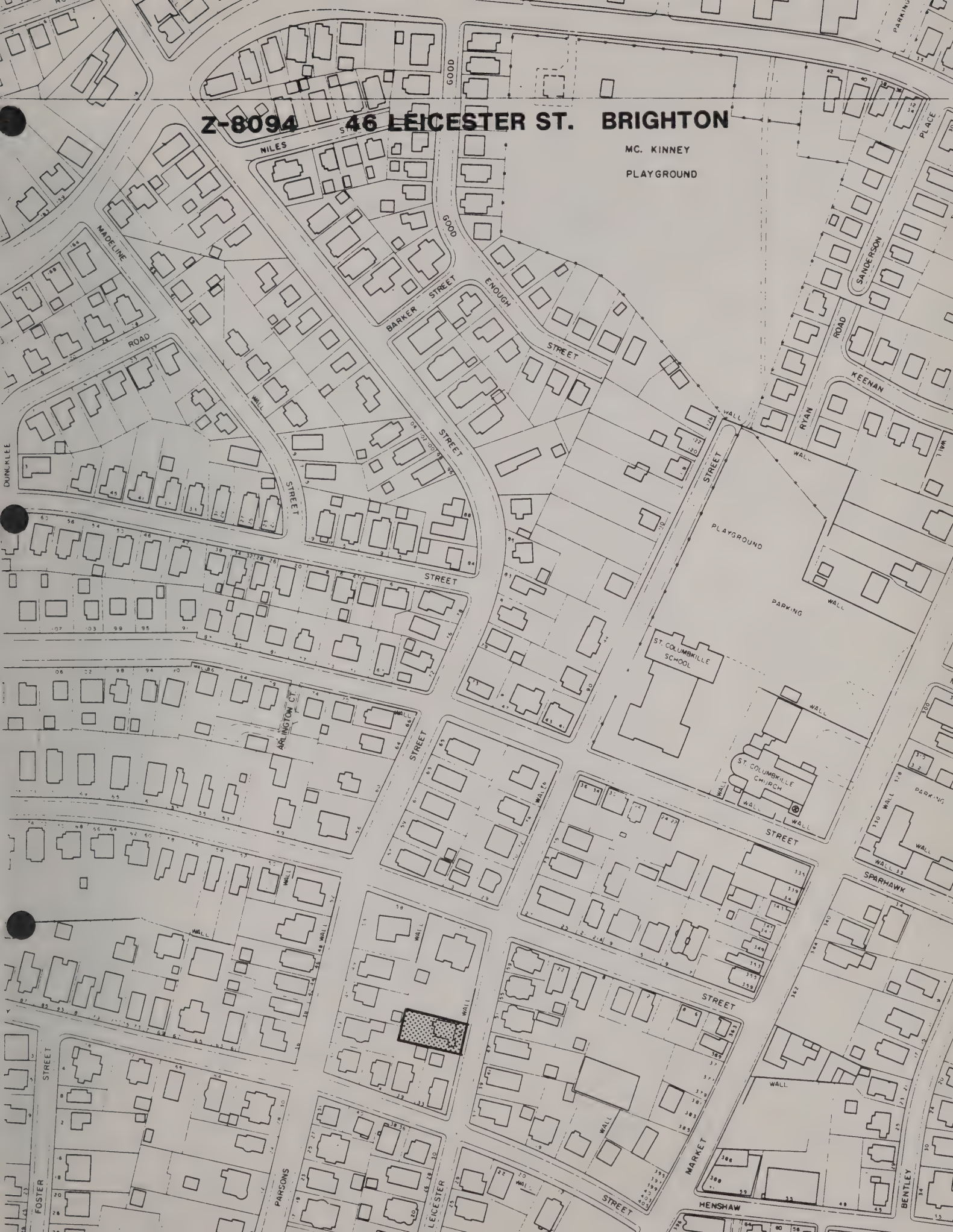
Violation(s): Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-8094, Yana Rosenberg, 46 Leicester Street, Brighton, for two variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Conversion of large structure to two-family dwelling is appropriate and consistent with surrounding two- and three-family properties.

Z-8094 46 LEICESTER ST. BRIGHTON

MC. KINNEY
PLAYGROUND



Board of Appeal Referrals

11/21/85

Hearing: 12/3/85 Z-8095
Espirit Trust
1122 Commonwealth Avenue
Allston

Site: Three-story row structure

District(s): Apartment (H-2)

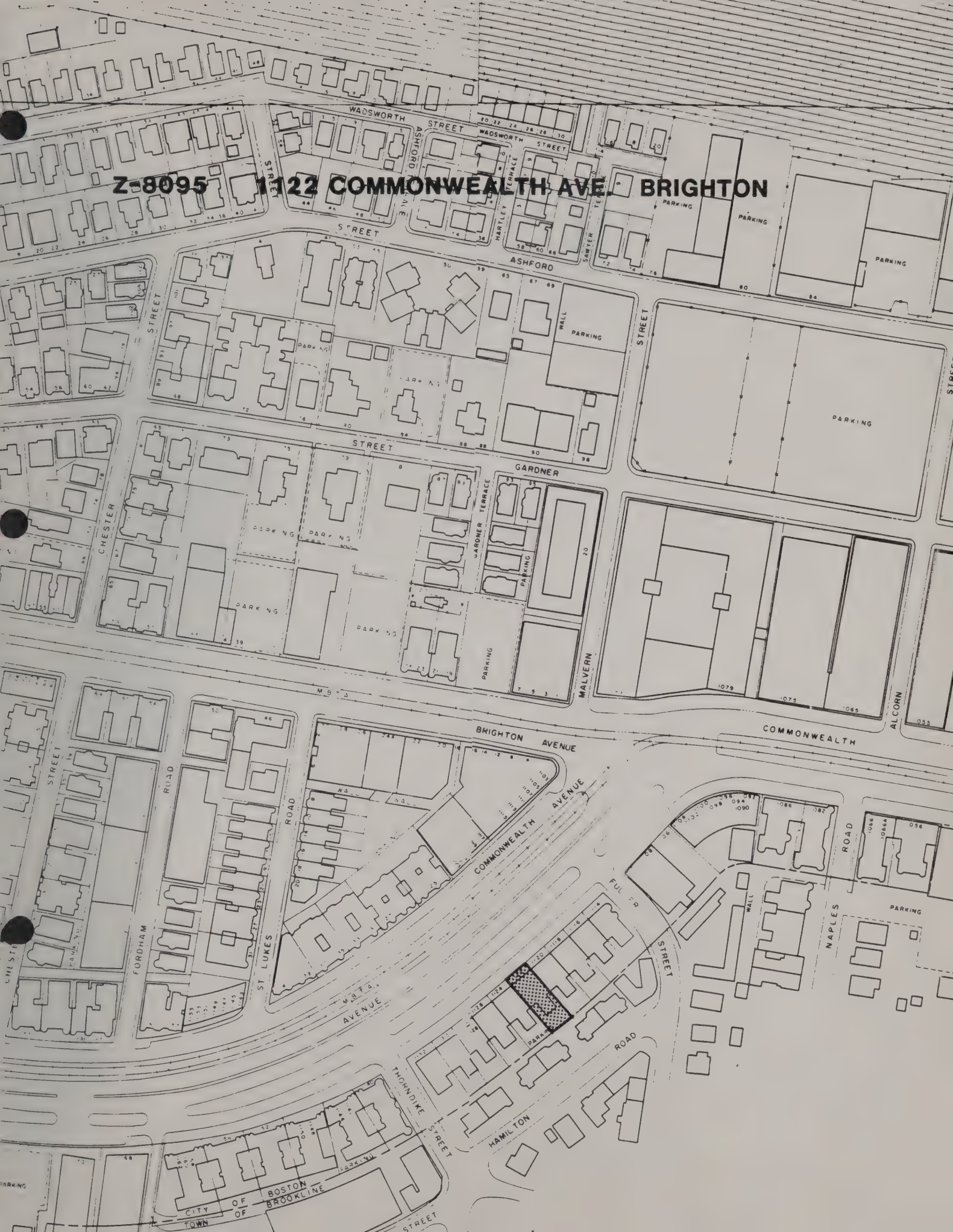
Purpose: Change occupancy from six to nine apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-8095, Espirit Trust, 1122 Commonwealth Avenue, Allston, for variance for change of occupancy from six to nine apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to windows, ventilation, light and air supply be submitted to the Authority for design review approval. Three basement rental units with off-street parking for three cars. The provision of increased housing particularly with parking that indicates concern for density issues is a beneficial proposal for this area.

Z-8095

1122 COMMONWEALTH AVE. BRIGHTON



Board of Appeal Referrals

11/21/85

Hearing: 12/3/85 Z-8096
Matthew Hobbs
252 Bunker Hill Street
Charlestown

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as two-family dwelling; erect one-story addition.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-8096, Matthew Hobbs, 252 Bunker Hill Street, Charlestown, for two variances to legalize occupancy as two-family dwelling and erect one-story addition in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. No record of legal occupancy. Two-family dwelling existing when purchased five years ago. Third-floor rear addition will provide space for growing family.



Z-8096

252 BUNKER HILL ST. CHARLESTOWN

Board of Appeal Referrals

11/21/85

Hearing: 12/3/85 Z-8097
Pappas Development Company, Inc.
665 Summer Street
South Boston

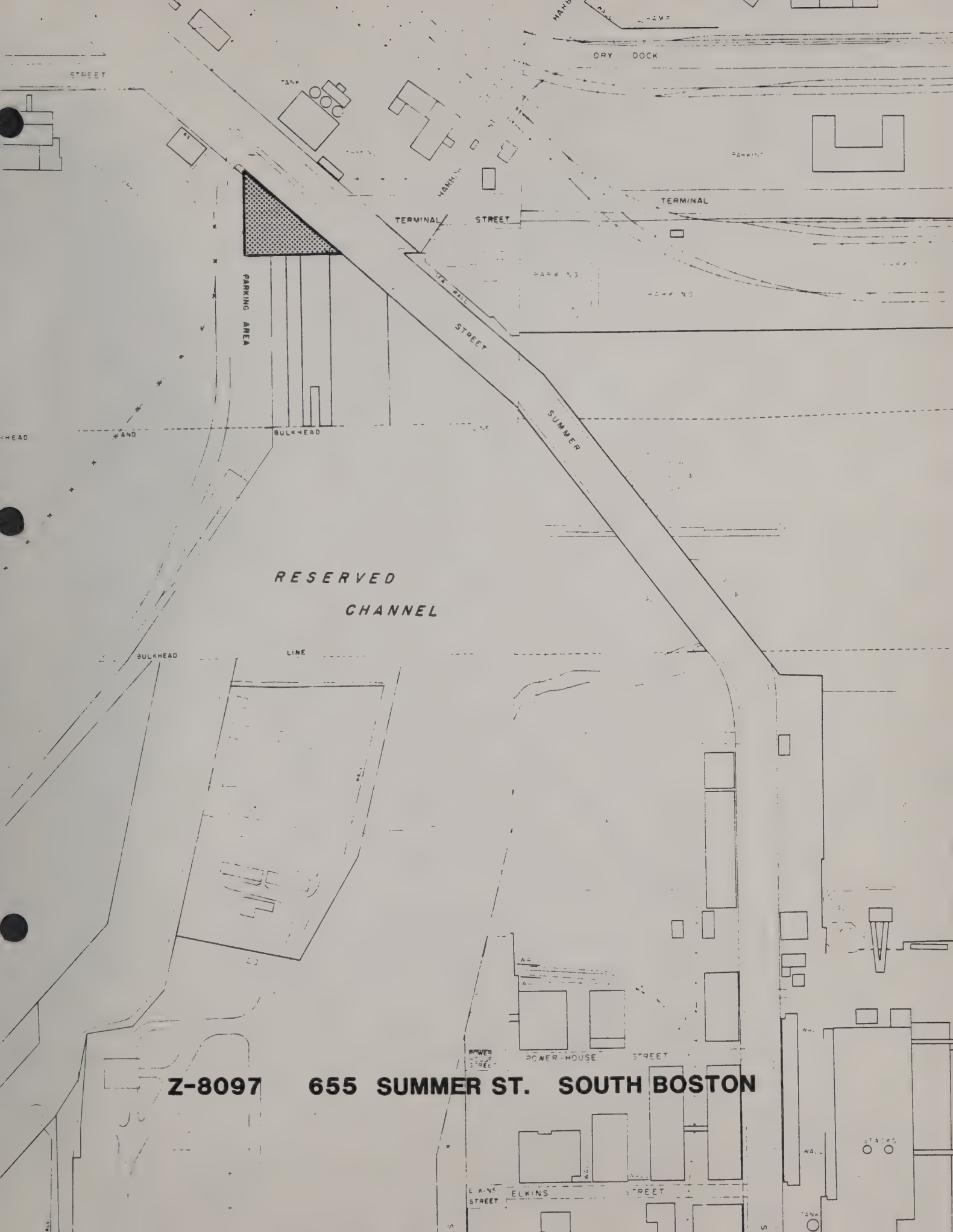
Site: Vacant land

District(s): Waterfront (W-2)

Purpose: Erect three-story office structure.

Violation(s): Office building is conditional use.
Insufficient rear yard.

VOTED: In reference to petition Z-8097, Pappas Development Company, Inc., 655 Summer Street, South Boston, for conditional use and variance to erect three-story office structure in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review approval. Plans should address: building setbacks, facade design, building materials, configuration of circular drive. Office building would be consistent with existing office, warehouse and industrial uses in the area.



RESERVED
CHANNEL

Z-8097

655 SUMMER ST. SOUTH BOSTON

22

Board of Appeal Referrals

11/21/85

Hearing: 12/3/85 Z-8098
Alan Haigh
441 Shawmut Avenue
Boston

Site: 3½-story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as four apartments; erect rear
dormer addition.

Violation(s): Restricted roof structure district.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-8098, Alan Haigh, 441 Shawmut Avenue, Boston, for conditional use and two variances to legalize occupancy for four apartments and erect rear dormer addition in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral of hearing. Petitioner must review plans with Authority, Blackstone-Franklin Square Neighborhood Association, South End Historical Society and abutters.



Z-8098

441 SHAWMUT AVE. BOSTON

Board of Appeal Referrals

11/21/85

Hearing: 11/26/85

Z-8117

President & Fellows of Harvard College
230-250 Longwood Avenue
Boston

Site: Medical school complex--five-story structure

District(s): Apartment (H-3)

Purpose: Erect five-story addition to laboratory-office structure.

Violation(s): College is conditional use.

VOTED: In reference to petition Z-8117, President & Fellows of Harvard College, 230-250 Longwood Avenue, Boston, for conditional use to erect five-story addition to school laboratory-office structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the proviso that the appellant: submits plans to the Authority for design review approval; participates through MASCO in overall traffic study being undertaken for medical area; will undertake a feasibility study of a mixed use development of the quarry site including housing; will continue discussions about in lieu of payments and a PILOT agreement with the City of Boston; provide linkage payments for phase II rehabilitation. The new construction does not exceed 100,000 square feet and, therefore, is not subject to linkage payments. However, phase II rehabilitation of the medical school combined with this proposal would total over 100,000 square feet and, therefore, would trigger the linkage threshold. Harvard Medical School project will have no traffic impacts as it will not increase the number of employees or students.



Z-8117 230-250 LONGWOOD AVE. BOSTON

Board of Appeal Referrals

11/21/85

Hearing: 11/26/85 Z-8126
Dale Robertson
42-50 Lewis Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Legalize occupancy as fifteen apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-8126, Dale Robertson, 42-50 Lewis Street, Boston, for forbidden use and variance to legalize occupancy for fifteen apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Occupancy existing. In 1979, Authority recommended approval of conversion to fifteen apartments and Board of Appeal concurred. Appellant inadvertently failed to pursue permit at that time.

7-8126

42-50 LEWIS ST. BOSTON



Board of Appeal Referrals

11/21/85

Hearing: 11/26/85 Z-8163-8164
Paul Franklin
376r Sumner Street &
109-111 Everett Street
East Boston

Site: Two- and three-story structures

District(s): Apartment (H-1-40)

Purpose: Subdivide; change occupancy from accessory storage to eight apartments and from two apartments, beauty shop and accessory storage to three apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space, rear yard, and off-street parking.

Excessive floor area ratio.

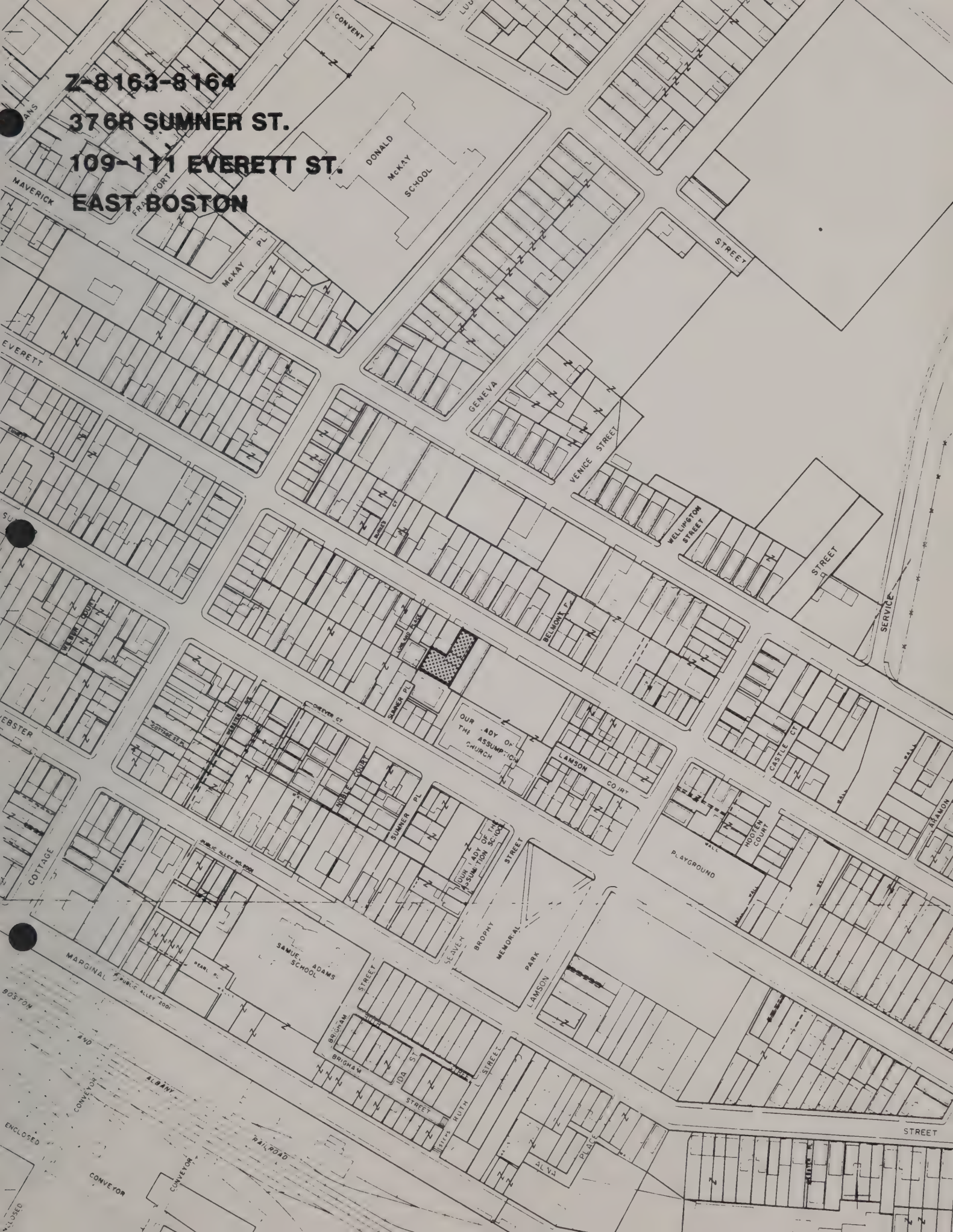
VOTED: In reference to petition Z-8163-8164, Paul Franklin, 376r Sumner Street & 109-111 Everett Street, East Boston, for forbidden use and ten variances to subdivide and change occupancy from accessory storage to eight apartments and from two apartments, beauty shop, accessory storage to three apartments in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends denial without prejudice. Primary concern expressed to the Authority by abutters is off-street parking. Other concerns are ownership of rear right-of-way and density. Appellant must meet with abutters to address and resolve concerns.

Z-8163-8164

376R SUMNER ST.

109-111 EVERETT ST.

EAST BOSTON



Board of Appeal Referrals

11/21/85

Hearing: 11/26/85 Z-8174
David P. Dahlstrom
42r Emmet Street
Hyde Park

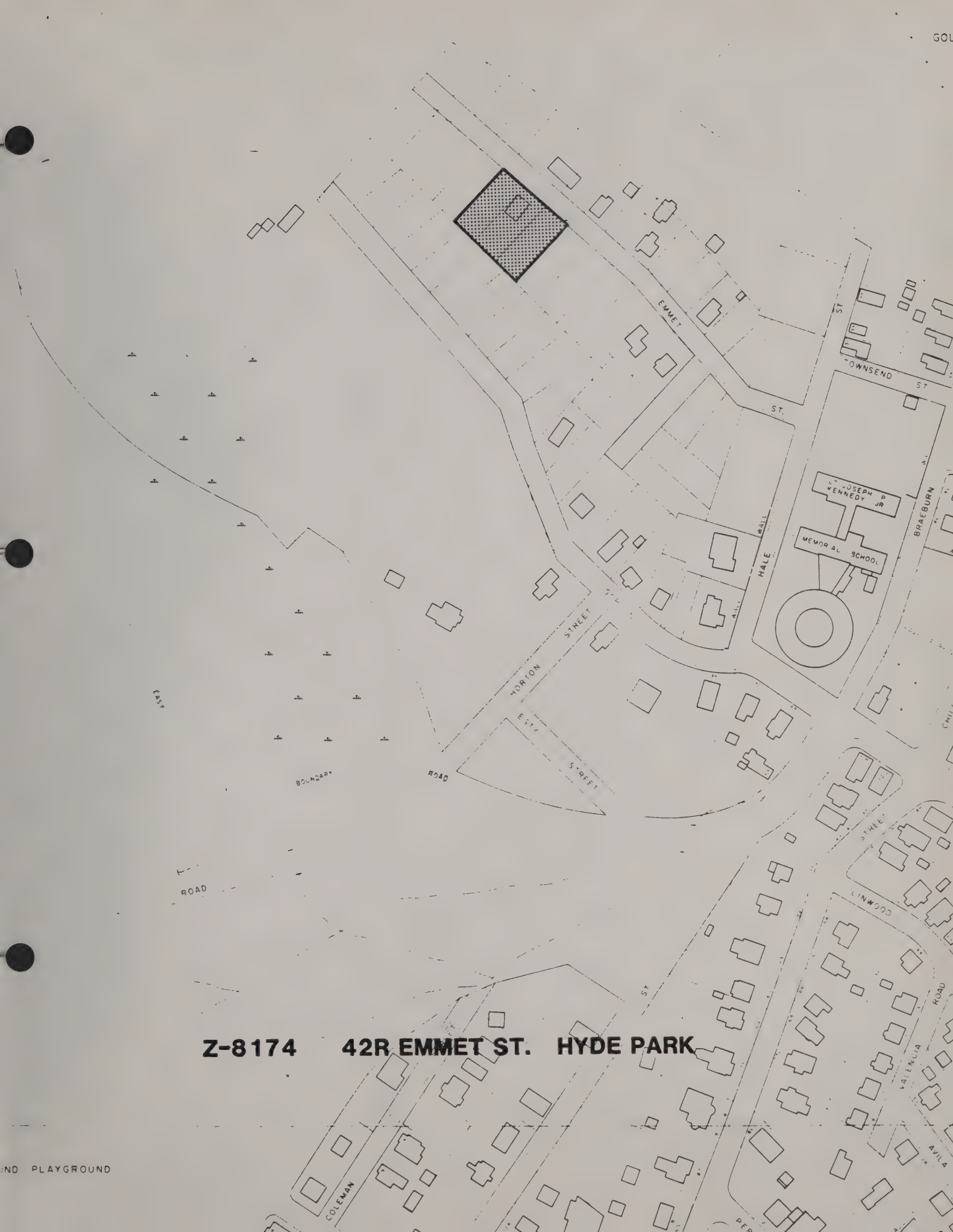
Site: Two-story structure

District(s): Single-family (S-.3)

Purpose: Erect 1½-story two-car garage.

Violation(s): Excessive building height.

VOTED: In reference to petition Z-8174, David P. Dahlstrom, 42r Emmet Street, Hyde Park, for variance to erect 1½-story two-car garage in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the structure not be used for habitation. Garage existing. Resident supports.



Z-8174 42R EMMET ST. HYDE PARK

Board of Appeal Referrals

11/21/85

Hearing: 11/26/85 Z-8198
1240 Mass Ave Building Corporation
1230-1236 Massachusetts Avenue
Dorchester

Site: One-story structure

District(s): Manufacturing (M-1)

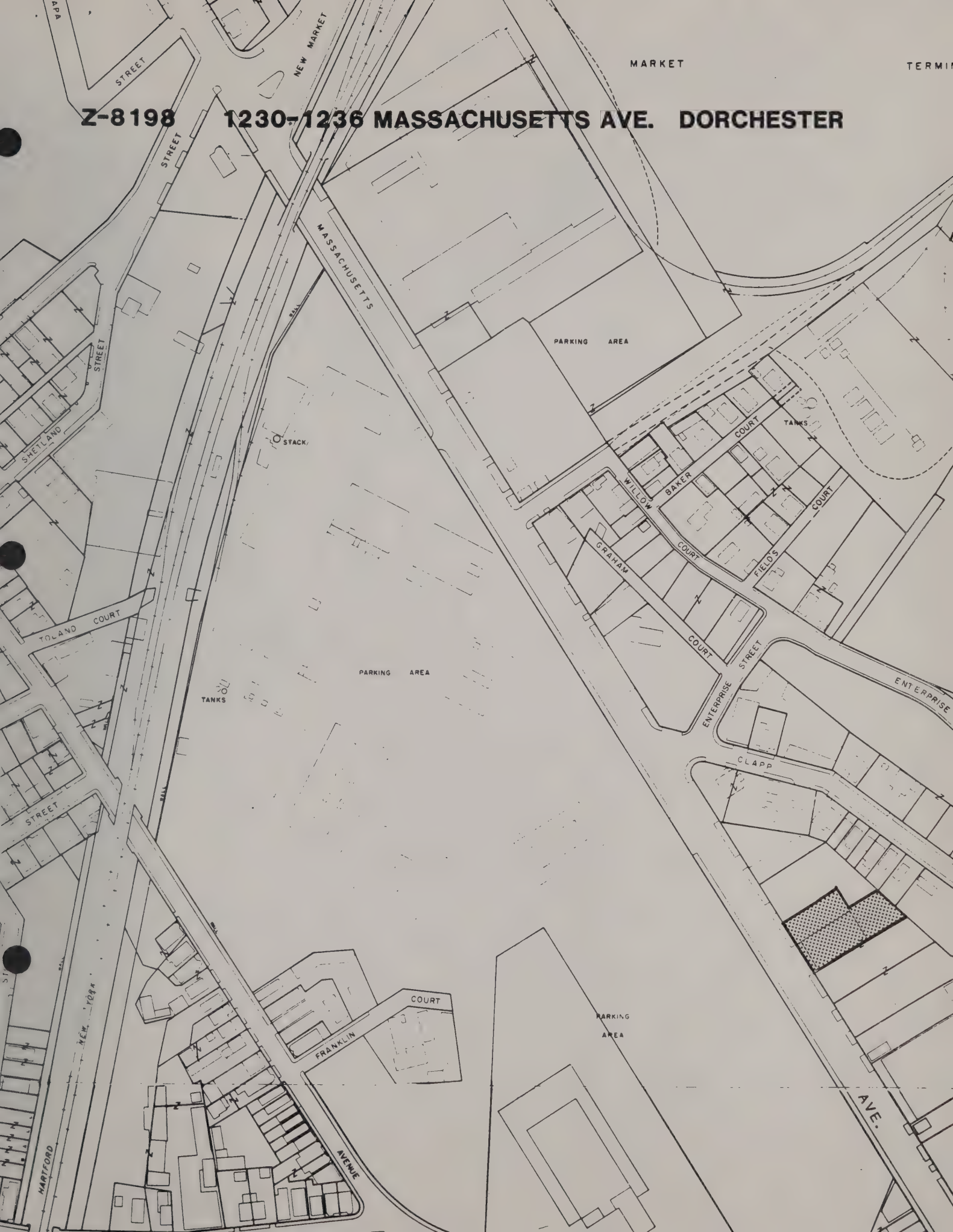
Purpose: Erect mezzanine addition to plumbing training center.

Violation(s): Conditional use increase.

VOTED: In reference to petition Z-8198, 1240 Mass Ave Building Corporation, 1230-1236 Massachusetts Avenue, Dorchester, for conditional use to erect addition to plumbing training center in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Mezzanine addition will provide space for practical training of apprentice students of Local 12 Plumbers and Gasfitters Center.

Z-8198

1230-1236 MASSACHUSETTS AVE. DORCHESTER



Board of Appeal Referrals

11/21/85

Hearing: 12/3/85 Z-8225-8226
G & M Associates
662-664 Massachusetts Avenue
Boston

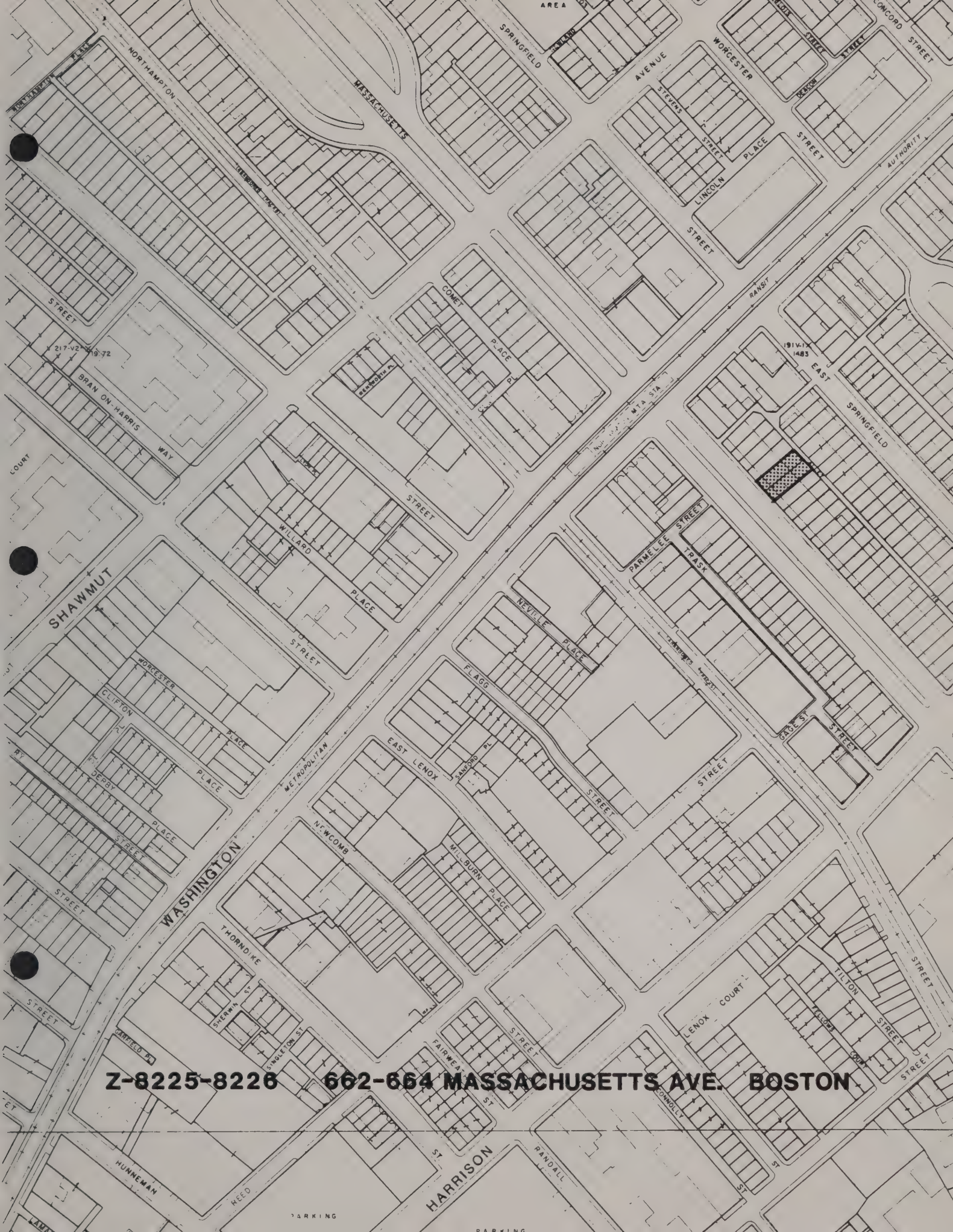
Site: Four-story structure--seven apartments

District(s): Apartment (H-2)

Purpose: Erect rear addition to existing apartment unit
and convert garage and storage area to living
space.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petitions Z-8225-8226, G & M Associates,
662-664 Massachusetts Avenue, Boston, for four
variances to erect addition to existing apartment
unit and convert garage and storage area to living
space in an apartment (H-2) district, the Boston
Redevelopment Authority recommends deferral of
hearing until appellant has reviewed plans with
Authority, Worcester Square Neighborhood Association,
South End Historical Society and abutters. No
design plans have been submitted to the Authority.



Z-8225-8226

662-664 MASSACHUSETTS AVE. BOSTON

Board of Appeal Referrals

11/21/85

Hearing: 11/26/85 Z-8233 & 8236-8238
Tent City Corporation
82-102 Huntington Avenue,
345-357 Columbus Avenue,
96-130 Dartmouth Street,
Site: 140,180 square feet of land 1-9 Yarmouth Place and
15-27 Yarmouth Street, Boston
District(s): General business (B-2)
Purpose: Combine buildings for 12 apartments; erect a six-
to twelve-story (175 units) apartment structure
and two attached four-story townhouse structures
(55 units) with 534-car below-grade parking garage;
erect two four-story townhouse structures (28 units)
with 164-car below-grade parking garage; use premises
for 48-car open-air parking lot.
Violation(s): Take-out restaurant, parking lot, parking garage, and
accessory parking garage are conditional uses.

Excessive floor area ratio.

Insufficient front, side, rear yards, setback
of parapet, and off-street parking.

VOTED: In reference to petitions Z-8233 & 8236-8238,
Tent City Corporation, 82-102 Huntington Avenue,
345-357 Columbus Avenue, 96-130 Dartmouth Street,
1-9 Yarmouth Place, 15-27 Yarmouth Street, Boston,
for six conditional uses and eleven variances
to combine buildings for 12 apartments, to erect
six- and twelve-story, 175-unit, apartment structure
and attached four-story townhouse structures (55
units) with 534-car below-grade parking garage;
to erect two four-story townhouse structures (28
units) with 164-car below-grade parking garage;
use premises for 48-car open-air parking lot in
a general business (B-2) district, the Boston
Redevelopment Authority recommends approval with
the following proviso: that plans continue to
be subject to extensive design review by the Authority.
A day care center, community meeting space, retail
store and take-out restaurant will occupy ground
floor of the twelve-story apartment structure.
Development is consistent with the Final Environmental
Impact Report recently approved by the Massachusetts
Executive Office of Environmental Affairs and
further, has widespread community support. The
Tent City Corporation and the South End community
have been anticipating implementation of this
housing for eighteen years. The 242 units will
provide 25% low-income, 50% moderate-income, and

25% market-rate rentals. Over the past year, the Tent City Corporation has successfully secured the resources to develop the site through the cooperation of federal, state, and private funding. Urban Investment and Development Corporation (UIDC) is allocating 129 spaces of its 698-space parking garage directly to tenants of Tent City housing. The willingness of UIDC to work with the Tent City Corporation and the City has insured the success of the proposal. With the prospect of dwindling federal resources, this is a critical time to move forward on this project. It is a major contribution to affordable housing within the City.

Z-8233-8236-8238

82-102 HUNTINGTON AVE.

345-357 COLUMBUS AVE.

96-130 DARTMOUTH ST.

1-9 YARMOUTH PLACE

15-27 YARMOUTH ST.

BOSTON

